

Fort Monmouth Economic Revitalization Authority  
Board Meeting  
September 21, 2011  
Freehold Agricultural Building, Freehold, New Jersey

**MINUTES OF THE MEETING**

I.

**Members of the Authority present:**

- James Gorman, Chairman, Fort Monmouth Economic Revitalization Authority (FMERA) - V
- Michael Pane, Jr. Esq., Vice-Chairman, FMERA - V
- Brandon Minde, Assistant Counsel, Office of the Governor, Authorities Unit -V
- Caren Franzini, Chief Executive Officer, New Jersey Economic Development Authority (NJEDA) - V
- Dr. Robert Lucky, Public Member - V
- John Tobia, Director, Monmouth County Public Works and Engineering - V
- Gerald Tarantolo, Mayor of Eatontown -V
- Michael Mahon, Mayor of Oceanport - V
- Gerald Turning, Business Administrator, Tinton Falls -V
- Charles Richman, Assistant Commissioner, NJ Department of Community Affairs (DCA)
- Jonathan Lowy, Director of Community and Constituent Relations, NJ Department of Transportation (DOT)
- Mary Ellen Clark, Assistant Commissioner, NJ Department of Labor and Workforce Development (LWD)

**V- Denotes Voting Member**

**Not Present:**

- Michele Siekerka, Assistant Commissioner, NJ Department of Environmental Protection (DEP)

**Also present:**

- Bruce Steadman, Executive Director, FMERA
- Tim Lizura, Senior Vice President, NJEDA
- Gabriel Chacon, Deputy Attorney General (DAG)
- NJDEA Staff: Eatontown Office

II.

The meeting was called to order by Chairman Gorman at 7:00pm who led the meeting in the Pledge of Allegiance.

In accordance with the Open Public Meetings Act, FMERA Executive Director and Secretary, Bruce Steadman announced that notice of this meeting has been sent to the Asbury Park Press and the Star Ledger at least 48 hours prior to the meeting. that a meeting notice has been duly

posted on the Secretary of State's bulletin board at the State House, and the FMERA and the NJEDA websites.

The first item of business was the approval of the August 17, 2011 meeting minutes and the July 20, 2011 and August 17, 2011 executive session meeting minutes. A motion was made to approve the minutes by Mayor Tarantolo, seconded by Mayor Mahon and unanimously approved by all voting members present.

### III.

#### WELCOME

Chairman Gorman thanked everyone for attending the FMERA annual meeting. He stated that the meeting was the first anniversary of the activation of the authority and commencement of its operations. He explained that the Board actions of the election of the officers and the review of the comprehensive annual report occur once a year and are in addition to the usual agenda items.

Chairman Gorman stated that on September 15<sup>th</sup>, we witnessed the closing of Fort Monmouth in a formal Army retreat ceremony and stated that while it was sad to see it close, the Authority is resolved to carry on the excellent traditions of the multi-faceted public service which Fort Monmouth delivered in its 94 years of existence. He further stated that looking forward, FMERA's current and future efforts to repurpose the substantial assets of the Fort will be conducted to facilitate new jobs creation and revitalization of our local and state economy.

Chairman Gorman then explained how public comment would proceed at the meeting, with the first public comment period being for agenda items only and the second public comment period being for general comments and questions.

### IV.

#### PUBLIC COMMENT REGARDING AGENDA ITEMS

Phil Welch of Lincroft asked if the Proposed New Rules for Sale of Real and Personal Property were approved at the August 17<sup>th</sup> Board meeting and Bruce Steadman stated they were. Mr. Welch asked for the end date of the 60 day comment period and was answered December 2<sup>nd</sup>. Mr. Welch asked if the proposed new rules could be better accessible on the FMERA website. He further stated that the evaluation process was stated very generally with regards to the sale of each parcel and commented that the process should be better outlined for potential bidders as well as the public. It was noted that his comments may be made via the website regarding the sales rules. Bruce Steadman stated that the rules will be used as a guideline in order to begin the process of selling and leasing.

Tom Mahedy of Wall Township stated that the By-laws of the Authority were bulldozed through without access to the public. He then asked if the Chairman will be accepting or appointing Chairs to the Authority and committees and would additional members of the public be added to the committees. Mr. Mahedy asked as a member of the Environmental Committee what was being considered regarding the composition of the Environmental and Historical committees. Chairman Gorman referred Mr. Mahedy to the By-laws of the Committee. Mr. Mahedy stated

that he was opposed to the Chair of the Environmental committee due to the lack of information presented to the members. He also asked that Chairs of the Audit and Real Estate not be approved. Mr. Mahedy questioned the Board on what would be discussed in Executive Session and was advised by the Chairman that it was confidential, and that the Executive Session would be used in accordance with OPMA Exemption N.J.S.A. 10:A-12b(5) and (7).

V.

#### TREASURER'S REPORT

Beverlee Akerblom, Senior Finance Officer for FMERA, noted that the Authority's Grant Request for additional funds for the grant ending March 31, 2012 has been approved and submitted to the Office of Economic Adjustment (OEA) for signature. Through the Amendment the Authority will receive funding of administrative and contractual expenses which had not been funded through March 31, 2012. The budget process for 2012 is underway and the FMERA Management Team will hold budget sessions to compile the 2012 budget. The FMERA management team will submit the 2012 budget to the Audit Committee for review and present the 2012 Financial Plan at the November Audit Committee meeting. The FMERA 2012 budget is scheduled to be brought before the Board for its consideration and approval at the December Authority Meeting.

VI.

#### SECRETARY'S REPORT

Bruce Steadman deferred the Secretary's report to Chairman Gorman. Mr. Gorman as part of the Authority's enabling Act and By-Laws required at the annual meeting asked for confirmation from the Committee for the re-election of Michael Pane, Esq. as Vice Chairman. Mr. Gorman appointed Bruce Steadman to serve as Secretary and appointed Beverlee Akerblom to serve as Treasurer. Mr. Gorman recommended the re-election of the Directors of FMERA, Frank Cosentino and Odis Jones, to serve the role of Assistant Secretaries. He further requested that the named members of the Audit Committee (Chair: James Gorman, Alfred Koeppe and Michael Mahon) and the Real Estate Committee (Chair: Michael Pane, Esq., Lillian Burry, Dr. Robert Lucky and Michael Mahon) continue to serve as Chair and members.

Mr. Gorman further recommended the re-appointment of the Interim Chair of the Historical Preservation Committee, the Chair of the Environmental Advisory Committee; and the continuation of the Veterans Advisory Committee and the Housing Advisory Committee, and the continuation of the current Chairs.

Chairman Gorman called for a motion to approve the election and election required by the Authority's enabling Act and By-Laws. A motion was made to approve by Mayor Tarantolo and was seconded by Dr. Robert Lucky and unanimously approved by all voting members present.

VII.

EXECUTIVE DIRECTOR'S REPORT

Odis Jones, FMERA Director of Real Estate gave an update on the Suneagles Golf Course stating that the lease with the Army was signed on September 21<sup>st</sup> and the Operating Agreement with Atlantic Golf Management, Inc. would be signed on September 22<sup>nd</sup>.

Mr. Jones stated that FMERA continues to hold conference calls on a weekly basis with the Matrix Design Group on the environmental data for the phase 1 parcels, the draft Business Plan, draft Memorandum of Agreement (MOA) with the Army and the draft Economic Development Conveyance (EDC) Application.

Mr. Jones further stated the continued weekly conference calls with the Army Representatives were ongoing. He stated FMERA's excellent relationship with the Army's Caretaker contractor. Bruce Steadman reiterated that the transition of the Fort has been successful due to the working relationship with the Garrison closure team. Mr. Steadman stated that the Army still owns the property and the property will be sold or leased in parcels to interested parties and investors in accordance with FMERA's lease and sale rules.

Rick Harrison, FMERA Program Officer gave an update on the Fire and Emergency Management Services stating that the FMERA team has been assured that there will be an appropriate response to any emergency issue regarding the Fort. He also stated that FMERA continues to work with the Army, and both local and county officials during the transition.

Frank Cosentino, FMERA's Director of Plans and Programs, reported on Fort Security and that on September 15<sup>th</sup>, the New Jersey State Police (NJSP) began working with the Caretaker Security team regarding Fort security. Mr. Cosentino stated that FMERA continues to work with Army and BRAC officials regarding property transfers consistent with the EDC Application. He further stated that FMERA continues to hold tours of the Fort property to interested investors and prospective tenants as well as outreach to the stakeholders regarding the Fort. Mr. Cosentino stated that FMERA will be issuing (Request for Proposals) RFP's for an Appraiser and Surveyor in the upcoming weeks.

Mayor Tarantolo asked if the NJSP have been given official authority to make arrests on the Fort property. Mayor Tarantolo expressed his concerns regarding Howard Commons on a public street which is traveled by school children. He asked that the Authority strongly stress the immediate demolition of Howard Commons to the Army to ensure safety. The Mayor asked for a resolution for the demolition of Howard Commons. Bruce Steadman stated the request for immediate demolition needs to go to the Army. Mayor Mahon explained that the discussion regarding Howard Commons would be discussed in Executive Session as part of the dialogue regarding the MOA negotiations with the Army.

Bruce Steadman stated that FMERA is enthusiastic about looking ahead and the challenges for 2011 and 2012. He stated that the #1 goal is to help create good jobs, and in doing so to expose the Fort property to the very best developers, investors, and employers from around the Country. He thanked our many redevelopment partners for their outstanding support.

Bruce concluded his report in announcing the retirement of Frank Cosentino in October as a man of great character who has made numerous contributions to the success of FMERPA and FMERA.

## VIII.

### COMMITTEE REPORTS

- a) AUDIT COMMITTEE (JAMES V. GORMAN, CHAIRMAN, FMERA): Chairman Gorman noted that the Audit Committee met on August 30, 2011. Mr. Gorman reported that the Committee conducted administrative matters, approved prior Audit Committee meeting minutes and scheduled the next Audit Committee meeting. The Committee also reviewed the draft of the comprehensive annual report including the 2010 audited financial statements prior to their release in accordance with the Committee's Charter and Executive Order 122. He stated that the Committee met privately with the Auditors to discuss the Authority's fiscal year 2010. The auditors advised the Committee that the financial statements are in compliance with the Government Accounting Standards, NJ Executive Orders and the Federal Office of Management and Budget, Circular A133 Requirements. The audit resulted in no negative findings or internal control deficiencies. The auditors issued an unqualified opinion as to the Authority's 2010 financial statements. The Audit Committee recommended that the Comprehensive Annual Report be presented to the Board for approval.

Caren Franzini acknowledged and commended Beverlee Akerblom and the EDA office in Trenton on the Annual Report.

Chairman Gorman called for a motion to approve the actions of the Audit Committee and the Comprehensive Annual Report. A motion was made to approve the actions of the Audit Committee and the Comprehensive Annual Report by Mayor Mahon and was seconded by Mayor Tarantolo and unanimously approved by all voting members present.

- b) REAL ESTATE COMMITTEE (MICHAEL PANE, CHAIR): Mr. Pane noted that the Real Estate Committee did not meet after the Special meeting on September 9, 2011. Mr. Pane stated that he had nothing to report at this time.
- c) ENVIRONMENTAL STAFF ADVISORY COMMITTEE (MICHELE SIEKERKA - DEP): Bruce Steadman read an email on behalf of Michele Siekerka who was not present at the meeting. Bruce stated that there was no Advisory Committee meeting in September. He further stated that the DEP's review of the Base Ecological Evaluation (BEE) report is concluding and the hope is to have a report for the Board in October. It was also reported that there were metals and other contaminants in the golf course area and are part of the glauconitic study being conducted by the Army. The DEP reviewed the Finding of Suitability to Lease (FOSL) and found no significant concerns but did note one omission which are the metals, as noted, and which are subject to the noted study.

Chairman Gorman called for a motion to approve the Environmental Advisory Committee report. A motion was made to approve the report by Mayor Mahon and was seconded by Dr. Robert Lucky and unanimously approved by all voting members present.

- d) HISTORICAL PRESERVATION STAFF ADVISORY COMMITTEE (BRUCE STEADMAN, FMERA) Bruce Steadman noted that the Historical Preservation Staff Advisory Committee met on September 6, 2011 at the FMERA office. Mr. Steadman stated that the committee discussed and reviewed the Programmatic Agreement which is the Agreement between the Army and the State Historical Preservation office regarding the historic district and assets within and related to the historic districts. He stated that there were issues set aside for further discussion and action.

Chairman Gorman called for a motion to approve the Historical Preservation Advisory Committee report. A motion was made to approve the report by Mayor Tarantolo and was seconded by Dr. Robert Lucky and unanimously approved by all voting members present.

- e) HOUSING STAFF ADVISORY COMMITTEE (CHARLES RICHMAN, DCA): Mr. Richman noted that the Committee did not meet this month. He stated that he circulated the two draft recommendations which relate to how the Board should examine the housing process. Mr. Richman stated that he will make a recommendation to the Board on the housing recommendations for approval at the October Board meeting.

Chairman Gorman called for a motion to approve the Housing Staff Advisory Committee report. A motion was made to approve the report by Mayor Tarantolo and was seconded by Michael Pane and unanimously approved by all voting members present.

- f) VETERANS STAFF ADVISORY COMMITTEE (FREEHOLDER LILLIAN BURRY): Frank Cosentino, Director of Plans and Programs advised that the Committee did not meet this month. Mr. Cosentino stated that the Committee will be scheduling a future meeting with the Soldier On group. Frank invited all to review the Soldier On video on the website and have invited the Soldier On Group to visit the Fort.

Mayor Mahon asked if there was any action or response for the DOD regarding the resolution regarding the Commissary and was answered No by Mr. Steadman.

Chairman Gorman called for a motion to approve the Veterans Staff Advisory Committee report. A motion was made to approve the report by Gerald Turning and was seconded by Mayor Tarantolo and unanimously approved by all voting members present.

IX.

Board Actions

The next item before the Board was:

- Consideration of approval of the Authority's comprehensive annual report for 2010, as required under Executive Order No. 37.
- Consideration of Approval of 2012 Meeting Schedule
- Consideration of Approval of Assistant Secretaries
- Consideration of Composition of Environmental Advisory Committee and Historical Preservation Advisory Committee
- Election of Vice Chairman

The Board Actions were summarized and approved in the Secretary's Report and the Audit Committee report.

Ayes: 8

Resolutions Attached and Marked Exhibit 1 and Exhibit 2

X.

Other Items

Mayor Tarantolo asked for clarification of the name of the Auditors as it was not clear in the report. He was told that the final bound copy of the report will have a cover letter from the Auditors.

Mayor Mahon thanked Rick Harrison on his efforts regarding his handling of issues associated with the closing of the Fort and mutual aid issues. Mayor Mahon on behalf of himself and Oceanport thanked Frank Cosentino for all of his generous efforts and hard work on community outreach, and in particular complimented Frank for his ability and determination to be genuine in all his actions and statements.

XI.

Public Comment

Ken Brody of Wayne asked if the Patterson Hospital would be demolished and was answered by Bruce Steadman that due to interest in reusing the hospital building a Request for Bid (RFB) was issued and the FMERA staff is currently reviewing the proposals and will have an update at the October Board meeting. Mr. Steadman stated that there is a strong interest from the medical community at different locations on the Fort.

Mr. Brody asked if the arrangements for the golf course are only limited to management and if a party was interested in buying would they still have an opportunity. Bruce Steadman stated that there will be an RFP on the purchase of the golf course when the Army completes their environmental investigations. Mr. Brody asked if there were any RFP's for a broker. Mr. Gorman stated that upon completion of the MOA and EDC Application, an RFP for broker will be issued.

Linda Zucaro of Tinton Falls asked about the status of the Business Plan and when it would be received. Bruce Steadman stated that the Business Plan is still a work in progress and will be discussed in Executive Session.

Al Baginsky of Eatontown asked if the NJSP have set up a barracks on the Fort. Mr. Gorman stated that the Authority is not at liberty to discuss the Fort security nor will be able to discuss at a Public meeting any information regarding security.

Tom Mahedy of Wall Township commented on the NJEDA and their issuing of tax breaks and the need for more oversight and transparency on tax breaks. He further stated that the hospital should be used for Veterans or people with no health care and that Howard Commons should be used for the homeless. He expressed his concerns and disappointment on the reappointment of the Vice Chairman and the Committee members.

The next item on the Agenda was to adjourn the Public Session of the meeting and enter into Executive Session - OPMA Exemption N.J.S.A. 10:4-12b(5) and (7): Pending Real Estate and Contract Negotiations with the Army and to obtain Attorney/Client Advise on Jurisdictional Issues.


A motion was made to enter into executive session by Mayor Mahon, seconded by Gerald Turning and unanimously approved by all voting members present.

There being no further business in executive session a motion was to go back into public session by Caren Franzini, seconded by Mayor Mahon and unanimously approved by all voting members present.

The Board returned to public session.

There being no further business, on a motion by Mayor Tarantolo seconded by Mayor Mahon and unanimously approved by all voting members present the meeting was adjourned at 9:40 pm.

Certification: The foregoing and attachments represent a true and complete summary of the actions taken by the Fort Monmouth Economic Revitalization Authority at its Board Meeting.

  
Bruce Steadman – Secretary